

6/21/10 8:28:46
DK W BK 636 PG 129
DESO TO COUNTY, MS
W.E. DAVIS, CH CLERK

SPACE ABOVE THIS LINE FOR RECORDING DATA

PREPARED BY AND RETURN TO:
JAMES E. WOODS, MSB#7386
WATKINS LUDLAM WINTER & STENNIS, P.A.
6897 Crumpler Blvd., Suite 100
Olive Branch, MS 38654
(662) 895-2996
WLWS #00931.35295

GRANTOR(S) ADDRESS:
6921 Hamilton Circle
Olive Branch, MS 38654
Phone: 662-895-2051

GRANTEE(S) ADDRESS:
107 South Bolivar Avenue
Apartment 8 Cleveland
Phone: 662-719-4258 MS 38732
Phone: 662-719-4258

INDEXING INSTRUCTIONS: Lot 84, First Revision to First Addition, Cherokee Trail, Part of Cherokee Valley
P.U.D. in 31-1-6 per Plat Book 100, Page 2.

CHEROKEE DEVELOPMENT CO., INC.,
a Mississippi corporation

GRANTOR

TO

FRIEDA QUON,

GRANTEE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid,
and other good and valuable considerations, the receipt of all of which is hereby acknowledged,
CHEROKEE DEVELOPMENT CO., INC., a Mississippi corporation, does hereby sell, convey
and warrant unto FRIEDA QUON, the land lying and being situated in DeSoto County,
Mississippi, described as follows, to-wit:

Lot 84, First Revision to First Addition, Cherokee Trail, Part of Cherokee Valley
P.U.D., situated in Section 31, Township 1 South, Range 6 West, DeSoto County,
Mississippi, as per plat thereof recorded in Plat Book 100, Page 2, Chancery
Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in
DeSoto County, Mississippi, easements as shown on plat of record and restrictive covenants of
record for Cherokee Trail, Part of Cherokee Valley P.U.D. This conveyance is further subject to
a Right of Way to Mississippi Power & Light recorded in Book 41, Page 228, a Right of Way
Easement to the Mineral Wells Water Association, Inc. recorded in Book 160, Page 80, and a

Sewer Easement to the City of Olive Branch, Mississippi recorded in Book 356, Page 244, all in the Land Records, Chancery Clerk's Office, DeSoto County, Mississippi.

The Grantee herein acknowledges and covenants that it is the Grantee's responsibility to maintain property in such condition as to minimize off-site damage from erosion, sediment deposits and storm water. This requirement will be in effect from the beginning of site preparation and continued throughout the establishment of permanent vegetative cover. Grantee acknowledges and agrees that Grantor is not responsible for any damages which hereafter may be suffered by Grantee or other property owners or parties as a result of site preparation work carried out by Grantee and his subcontractors and Grantee agrees to fully indemnify and hold Grantor harmless from any such damages sustained in connection therewith.

Taxes for the year 2010 shall be prorated and assumed by the Grantee herein and possession is to take place upon the delivery of this Deed.

WITNESS THE SIGNATURE OF ITS DULY AUTHORIZED OFFICIAL OF THE GRANTOR, this the 11th day of June, 2010.

CHEROKEE DEVELOPMENT CO., INC.,
a Mississippi corporation

BY: 

ANTHONY L. JONES, President

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 11th day of June, 2010, within my jurisdiction, the within named ANTHONY L. JONES, who acknowledged that he is President of Cherokee Development Co., Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


NOTARY PUBLIC

My Commission Expires: 7-19-11

